

HISTORIC LANDMARK COMMISSION
DECEMBER 16, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0030
4301 SPEEDWAY
HYDE PARK HISTORIC DISTRICT

PROPOSAL

Construct a one-story addition to a historic contributing building.

ARCHITECTURE

One-story, L-plan building with gambrel roof flanked by side-gabled roofs, brick cladding, wood-sash windows, and half-timbering in the gambrel end; fire engine access on south side.

PROJECT SPECIFICATIONS

The proposed one-story addition is attached to the east side of the building and set back 13'2" from the frontmost east wall. It is capped by a side-gabled roof covered in scalloped composition shingles to match existing. The addition is clad in blond brick siding and features 1:1 clad-wood windows, reused wood window screens from the east wall, and a paneled wood door.

A new roll-up metal garage door with 80% glazing is proposed to replace the existing metal door. No other changes are proposed to the historic building.

STANDARDS FOR REVIEW

The following requirements from the Hyde Park Historic District design standards apply to the proposed project:

- 4.1. *Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the existing house.*
The addition will require the removal of a large portion of a secondary (east) wall. It reflects the style of the historic building with blond brick, 1:1 windows, and a small entry hood.
- 4.2. *Locate new additions and alterations to the rear or the rear side of the building so that they will be less visible from the street.*
The addition is located on a secondary (east) wall and set back more than 13' from that wall, minimizing its visual presence.
- 4.3.1. *Make the pitch and height of the roof of the addition compatible to that of the existing house.*
The addition's side-gabled roof has a lower height than the existing roof and reflects the existing gabled roofs.
- 4.3.2. *Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing, and placement.*
The addition windows are compatible with the existing windows in terms of their configuration, size and proportion, spacing, and placement.

- 4.3.3. *Use exterior siding materials on the addition which match or are compatible with that of the existing materials.*

The blond brick siding of the addition is compatible with the brick cladding of the historic building.

- 4.4.1. *Design additions to have the same floor-to-ceiling height as the existing house.*

The addition has a similar floor-to-ceiling height to the historic building.

- 4.4.3. *Design additions so that they do not overwhelm the original building.*

The addition is located on a secondary wall and set back from the existing front wall. It is subordinate to the historic building.

The proposed project meets the applicable standards.

COMMITTEE RECOMMENDATIONS




Good fenestration and setback; scale back the door hood; reuse windows on the addition if possible; differentiate brick slightly. The hood size has been scaled back, and the existing windows have been evaluated and found to not be reusable.

STAFF RECOMMENDATION

Approve the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2019-0030

LOCATION: 4301 SPEEDWAY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



West elevation of 4301 Speedway.



South and west elevations.



South and east elevations.



East elevation.